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Summary

Reference	26/00044/FUL
Alternative Reference	PP-14566056
Application Received	Mon 19 Jan 2026
Application Validated	Mon 19 Jan 2026
Address	Transit Centre Area Car Park Bluewater Shopping Centre Dartford DA9 9ST
Proposal	Installation of a mobile breast screening unit to be used for medical purposes to provide breast cancer screenings for a period of 18 months
Status	Decided
Decision	Approval of permission for a temp period
Decision Issued Date	Wed 11 Mar 2026
Appeal Status	Not Available
Appeal Decision	Not Available

Further Information

Application Type	Full Application
Decision	Approval of permission for a temp period
Actual Decision Level	Delegated Decision
Expected Decision Level	Not Available
Case Officer	Steven Bell
Parish	Stone
Ward	Stone Castle
District Reference	Not Available
Applicant Name	Medway NHS Foundation Trust

Agent Name	Quod/Lauren Cleall
Agent Company Name	Not Available
Agent Address	21 Soho Square London W1D 3QP
Environmental Assessment Requested	No

Contacts

Ward Councillors

Councillor John Burrell

Address	C/O Civic Centre Home Gardens Dartford Kent DA1 1DR

Councillor Lucy A Canham

Address	C/O Civic Centre Home Gardens Dartford Kent DA1 1DR

Councillor Paul Cutler

Address	C/o Civic Centre Home Gardens Dartford Kent DA1 1DR

Important Dates

Application Received Date	Mon 19 Jan 2026
Application Validated Date	Mon 19 Jan 2026
Expiry Date	Fri 13 Feb 2026
Actual Committee Date	Not Available
Latest Neighbour Consultation Date	Not Available
Neighbour Consultation Expiry Date	Not Available
Standard Consultation Date	Fri 23 Jan 2026
Standard Consultation Expiry Date	Fri 13 Feb 2026
Last Advertised In Press Date	Not Available
Latest Advertisement Expiry Date	Not Available

Last Site Notice Posted Date	Not Available
Latest Site Notice Expiry Date	Not Available
Internal Target Date	Mon 16 Mar 2026
Agreed Expiry Date	Not Available
Decision Issued Date	Wed 11 Mar 2026
Permission Expiry Date	Mon 30 Aug 2027
Decision Printed Date	Wed 11 Mar 2026
Environmental Impact Assessment Received	Not Available
Determination Deadline	Mon 16 Mar 2026
Temporary Permission Expiry Date	Mon 30 Aug 2027

Constraints

Name	Constraint Type	Status
Multiple	SSSI Impact Risk Zone	Not Available
Sustainable Drainage System (Served By)	SUDS	Confirmed
Ebbsfleet Development Corporation	Ebbsfleet Development Corporation	Confirmed
Albion Water	Not Available	Confirmed
Multiple	Not Available	Not Available
BC Officer Areas - Ross Wilson	Building Control Officer	Confirmed
Overhead Power Lines	Overhead Power Lines	Confirmed
Multiple	National Grid Transmission Network	Not Available
Borough Open Space	Borough Open Space	Confirmed
Bluewater Quarry Ref: DA 1 RIGS	Not Available	Confirmed
Community Infrastructure Levy Zone B	Community Infrastructure Levy Zone B	Confirmed
Windturbine Development Safeguarding	NATS Consult 40m high	Confirmed

Multiple	Ground Water Source Protection Zone	Not Available
250M Buffer Of Safeguarded Minerals And Waste Sites	250m Buffer Safeguard Minerals & Waste	Confirmed
Multiple	Radon Areas	Not Available
Landfill Sites Consultation 250M	Landfill Sites Consultation 250m	Confirmed
Groundwater Aquifer	Aquifer Protection Zone	Confirmed
Multiple	Archaeological Notification Area	Not Available
Windturbine Development Safeguarding	NATS Consult 60m high	Confirmed
Multiple	Great Crested Newt	Not Available
Community Infrastructure Levy Zone D	Community Infrastructure Levy Zone D	Confirmed
Windturbine Development Safeguarding	NATS Consult 80m high	Confirmed
Stone Neighbourhood Plan Boundary	Stone Neighbourhood Plan Boundary	Confirmed
Stone Civil Parish	Property within a Parish	Confirmed
Oil Pipeline 100ft Consultation Zone	Oil Pipeline 100 ft Consultation	Confirmed
Biodiversity Opportunity Area - Thames-side Green Corridors	Biodiversity Opportunity Area	Confirmed
Thames Water Authority	Thames Water	Confirmed
North Kent European Protected Sites Zone	Wetlands of International Importance	Confirmed
Multiple	Aerodrome Safeguarding	Not Available
Multiple	Local Plan	Not Available
HMO Article 4(1) Direction North Order 2025	Article 4 Direction	Confirmed
SGN Medium Pressure Gas Pipeline Consultation Zone	SGN Medium Pressure	Confirmed

Not Green Belt	Greenbelt	Confirmed
Dartford Local Cycling And Walking Infrastructure Plan	LCWIP	Confirmed
Not Available	Greenbelt	Not Available

Related Information

There are 8 documents associated with this application.

There are 0 cases associated with this application.

There is 1 property associated with this application.

DELEGATED REPORT SHEET

APPLICATION NO: 26/00044/FUL

LOCATION:

Transit Centre Area Car Park Bluewater Shopping Centre Dartford DA9 9ST

DESCRIPTION:

Installation of a mobile breast screening unit to be used for medical purposes to provide breast cancer screenings for a period of 18 months

Is this description different to that set out in the application form? YES / NO
If YES – has the applicant agreed the revised description? YES / NO
If YES – what date was this confirmed: 3-2-26
If NO – give justification:

TARGET DATE: 16.03.2026

DATE SITE NOTICE / PRESS NOTICE EXPIRES: 21st February 2026

RELEVANT HISTORY

None

RELEVANT POLICIES

The Dartford Local Plan to 2037

M1, M2, M15, M16 & M21

Stone Neighbourhood Plan: The site is within the area of the SNP but there are no policies relevant to this proposal.

Kent Minerals and Waste Local Plan 2024-2039

CSW 3: requires that all new development must be designed in accordance with circular economy principles to:
1. Minimise the production of construction, demolition and excavation waste and manage any such waste arising during the development in accordance with Policy CSW 2;
2. retain and repurpose existing structures where possible;
3. allow for ease of redevelopment and refurbishment; and,
4. maximise sustainable construction methods which include the use of recycled and recyclable materials and techniques which minimise waste and allow for ease of deconstruction and reuse of building components.

NPPF

NPPF Consultation Draft (Very limited weight).

KEY CONSTRAINTS (list out below)

None

CONSULTATION RESPONSES

CONSULTATIONS/NOTIFICATIONS CORRECT? YES

Clerk To Stone Parish Council: No response

Kent Highway Services: No objection subject to conditions

COMMENTS FROM NEIGHBOURS: None received.

SITE DESCRIPTION

The application site is located at the eastern end of Bluewater shopping centre and within a car park that is immediately adjacent to the Bluewater Bus Hub. The site is located in the middle of this area and is surrounded by parking spaces and also vegetation/landscaping within the car park area.

PROPOSAL

The application seeks consent of the temporary siting of a mobile medical/screening unit which is a lorry trailer. This is 12m long, 2.5m wide and 4.15m high. The application seeks consent for a temporary period – 18 months. Although the application form advises that the development has not commenced, the unit was in place at the time of the site visit.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is the development CIL liable? No – temporary consent, not a building and below 100m2.

KEY ISSUES

- Principle
- Highways/parking
- Appearance
- Impact on neighbours
- Other Issues

COMMENT

Principle

The main policy for consideration with regard to the principle of the proposed development is M21. This refers to Bluewater as a location for leisure and retail development. The proposal is not for a retail or leisure use but the policy also advises that development will be permitted where it doesn't individually or cumulatively undermine Bluewater's role as a regional shopping centre, which this application doesn't given its scale. The policy also advises that the development should be shown to be necessary to maintain or enhance quality and performance. The application doesn't strictly demonstrate this but given the nature of the use and its very limited scale, its important benefits as an NHS facility and temporary nature, this criterion is not strictly applicable to this type of development.

Appearance/Design

The proposal doesn't conflict with the requirement of policy to maintain the design of the shopping

centre and its parkland setting. Whilst is can be said that the scheme enhances it, the unit is located within a parking area and adjacent to the bus hub and only marginally detracts from the character or quality of the area, particularly given its temporary nature but I consider that the benefits of the scheme outweigh this very minor concern.

Highways/parking

The application only results in the loss of 5 parking spaces and whilst other schemes at Bluewater have also resulted in the loss of spaces (Ballerz dome, winter wonderland etc), the loss of 5 spaces is considered minimal and of no consequence.

I note that no trip generation details have been submitted for this proposal but given its use and scale it will result in very little traffic generation with the submitted details confirming a maximum of 60 patients (and minimal staff) spread across the day. This level is negligible compared to existing traffic levels and no objection is raised.

I note that KCC Highways have requested 2 conditions. The first relates to the use not utilising more than 5 spaces. However, I do not consider this condition to be necessary as any additional parking would be outside the red line and also the nature of the use it not likely to result in significant additional traffic/car spaces being necessary.

KCC have also requested a condition be imposed with regard to the operating hours of the unit – set out in the application as 8.30 am to 4.40pm. However, given the location of the unit, I do not consider that longer hours would result in any identifiable harm and therefore such a condition is not justified.

Impact on neighbours

Given the location of the unit, no adverse impacts from this development are envisaged.

Other issues

I agree with the applicant's position that this development is exempt from BNG requirements.

I do not consider that the requirements of Policy CSW 3 apply to this proposal.

CLIMATE CHANGE

The NPPF 2024 paragraph 161 states:

'The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.'

And paragraph 163 states:

'The need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts.'

It is considered that the development is designed to mitigate and adapt to the effects of climate change. It contributes to minimising carbon emissions from, and associated with, properties and processes. This is particularly as:

- The development's location, or on-site provision of mixed-use development, reduces the need for unsustainable travel.

HUMAN RIGHTS IMPLICATIONS

In determining the application, the Council, as local planning authority, is required to have regard to the provisions of the Human Rights Act 1998. Section 6 of the 1998 Act, prohibits local planning authorities from acting in a way, which is incompatible with the European Convention on Human Rights. The Convention rights (both qualified) likely to be engaged are:
• Article 8: Respect for private and family life, home and correspondence;
• Protocol 1, Article 1: Right to peaceful enjoyment of property.

In practice, the Council, as the Local Planning Authority, in determining a planning application will, having regard to the interests of the community and those of the applicant, undertake a balancing exercise to ensure a fair outcome.

I am satisfied that any potential adverse amenity impacts are acceptable and that any potential interference with the Convention rights are legitimate and justified. Both public and private interests are to be taken into account. The main body of the report identifies the extent to which there is interference with the Convention rights and whether the interference is proportionate. In summary, Article 8 and Protocol 1, Article 1, are not considered to be unlawfully interfered with by the application.

Public Sector Equality Duty

Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is not considered that the proposal holds any material implications in this respect.

CONCLUSION / REASON FOR RECOMMENDATION:

The principle of this development is acceptable given the minimal impacts on the shopping centre and the benefits provided by the proposal. The highway/parking impacts are considered acceptable. The scheme does not raise significant design/appearance issues and will not have an adverse impact on any adjoining occupiers.

RECOMMENDATION

Grant, temporary permission.

DECISION CODE

AT

CIL LIABLE: N

REVISED DATES: n/a

and revised on

Has the applicant agreed to pre-commencement conditions? N/A

CONDITIONS/REASONS
(Time & Drawing Nos: T; Before Commencement D; Regs on Site S; Before Occ O; Ongoing N; Other H)

1. This permission shall be for a limited period expiring on 30th August 2027 when the use and siting of the medical unit hereby permitted shall be discontinued and the unit provided under this permission removed.
   RRS206
   The building(s) is of a temporary construction and to enable the Local Planning Authority to review the circumstances under which this permission was granted in accordance with Policies M1 and M21 of The Dartford Local Plan to 2037.

2. The development shall be carried out in accordance with the following plans and documents:

   4444-BP-OTCCP-NHSBS BLOCK PLAN
   4444-DP-OTCCP-NHSBS EXISTING SITE PLAN
   4444-LR-OTCCP-NHSBS SITE LOCATION PLAN
   9435-00 PROPOSED ELEVATIONS

   For the avoidance of doubt and to ensure a satisfactory form of development.

BIODIVERSITY NET GAIN

No: **Use code BNGNO:** Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

DATE:	PLANNER:	HoPS:	DM:	PP/MPTL
23rd February 2026	SBELL		EE 10.3.26	

DARTFORD BOROUGH COUNCIL

Reference Code of Application:
DA/26/00044/FUL

Medway NHS Foundation Trust
C/o Lauren Cleall
Quod
21 Soho Square
London
W1D 3QP

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

Notification of Grant of permission to Develop Land

TAKE NOTICE that the **DARTFORD BOROUGH COUNCIL**, the district planning authority under the Town and Country Planning Acts, **HAS GRANTED PERMISSION** for the development of land situated at
Transit Centre Area Car Park Bluewater Shopping Centre Dartford DA9 9ST

Referred to in your application for permission for development registered on the 19th January 2026

And being
Installation of a mobile breast screening unit to be used for medical purposes to provide breast cancer screenings for a period of 18 months

Permission is GRANTED subject to the following condition(s):

Time Limits & Drawing Nos

01 This permission shall be for a limited period expiring on 30th August 2027 when the use and siting of the medical unit hereby permitted shall be discontinued and the unit provided under this permission removed.

02 The development shall be carried out in accordance with the following plans and documents: 4444-BP-OTCCP-NHSBS Block Plan; 4444-DP-OTCCP-NHSBS Existing Site Plan; 4444-LR-OTCCP-NHSBS Site Location Plan; 9435-00 Proposed Elevations.

And for the following reason(s):

01 The building(s) is of a temporary construction and to enable the Local Planning Authority to review the circumstances under which this permission was granted in accordance with Policies M1 and M21 of The Dartford Local Plan to 2037.

02 For the avoidance of doubt and to ensure a satisfactory form of development.

BIODIVERSITY NET GAIN

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Dartford Borough Council

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

If the development is phased: The permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
   (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
   (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
   4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
   i) the application for planning permission was made before 2 April 2024;
   ii) planning permission is granted which has effect before 2 April 2024; or
   iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:
   i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
   ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:
   i) consists of no more than 9 dwellings;
   ii) is carried out on a site which has an area no larger than 0.5 hectares; and
   iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous

planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and

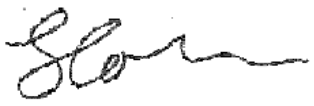
in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

ADDITIONAL INFORMATIVE

The applicant is advised that the granting of planning permission does not negate or override the need to obtain any other necessary consents related to this development and required under separate legislation

Working positively and proactively:

In reaching a decision on this application, the Borough Council has implemented the requirements of the National Planning Policy Framework in order to secure developments that improve the economic, social and environmental conditions of the area.



Signed..... Dated this 11th March 2026

Head of Planning Services

Your attention is drawn to the notes attached

DARTFORD BOROUGH COUNCIL

NOTIFICATION TO APPLICANT

SCOPE OF CONSENT:

This permission is confined to permission under the Town and Country Planning (Development Management Procedure) (England) Order 2015 and does not obviate the need to comply with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be necessary.

APPEALS TO THE SECRETARY OF STATE:

If you are unhappy with the decision of the Council to grant permission or approval subject to conditions, you may appeal to the Secretary of State for the Environment within **six** months of receipt of this notice.

Appeals should be made online via Appeal a planning decision. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at Make an appeal to the Planning Inspectorate and associated guidance.

(1) The inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so.

(2) The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

(3) The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

(4) The Case Officer who dealt with the application will be able to advise further on the appeal process if necessary.

MINOR AMENDMENTS

Please note that if you intend to carry out any alterations, amendments or deviate from the approved plans, new plans together with completed "Non-Material Amendment" application forms must be submitted to the Dartford Borough Council for consideration. Applications can be submitted via the Planning Portal or alternatively, forms can be downloaded from our website under Full List of Forms and the application fee can be found under Schedule of Fees

DISCHARGE OF CONDITIONS

Request for written confirmation of the discharge of condition or conditions attached to a grant of planning permission:

Please note: Fees paid under this regulation will be refunded if the Council fails to give written confirmation within twelve weeks, starting from the date on which the authority receives the request. The application fee can be found under Schedule of Fees

https://www.planningportal.co.uk/planning/planning-applications
https://www.dartford.gov.uk/applications-1/full-list-forms
https://www.dartford.gov.uk/applications-1/planning-application-fees-charges

PlanningPortal

This form should be saved to your device and then completed using the free Adobe Acrobat Reader application or full version of Adobe Acrobat. Many internet browsers and other applications can display PDF files, but we cannot guarantee their compatibility in regard to these forms. We specifically advise users of Apple devices not to use 'Preview' because of known issues.

Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

Determining whether a Development may be CIL Liable - For submission with Planning Application

Please note: This version of the form should only be used for submissions relating to planning applications in England.
There is a legacy version of the form for use in Wales: Download the legacy version of this form

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information.

Please read the associated Guidance Note before you complete the form. This and additional per-question help can be viewed at:
https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See Planning Practice Guidance for CIL for guidance on CIL generally, including exemption or relief.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions).
Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

1. Application Details

Applicant or Agent Name:

Medway NHS Foundation Trust

Planning Portal Reference (if applicable): PP-14566056

Local authority planning application number (if allocated):

Site Address:

Transit Centre Area Car Park
Bluewater Shopping Centre
Dartford
DA9 9ST

Description of development:

Installation of a mobile breast screening van to be used for medical purposes to provide breast cancer screenings for a period of 18 months.

2. Applications to Remove or Vary Conditions on an Existing Planning Permission

a) Does the application seek to remove or vary conditions on an existing planning permission (i.e. Is it a Section 73 application)?

Yes
If 'Yes', please complete the rest of this question ☐

No
If 'No', you can skip to **Question 3** ☒

b) Please enter the application reference number

c) Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

Yes ☐ No ☒

d) Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☐ No ☒

If you answered 'Yes' to either c) or d), please go to **Question 5**

If you answered 'No' to both c) and d), you can skip to **Question 8**

3. Reserved Matters Applications

a) Does the application relate to details or reserved matters on an existing permission that was granted prior to the introduction of the CIL charge in the relevant local authority area?

Yes
If 'Yes', please complete the rest of this question ☐

No
If 'No', you can skip to **Question 4** ☒

b) Please enter the application reference number

If you answered 'Yes' to a), you can skip to **Question 8**

If you answered 'No' to a), please go to **Question 4**

4. Liability for CIL

a) Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

Yes ☐ No ☒

b) Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☐ No ☒

If you answered 'Yes' to either a) or b), please go to **Question 5**

If you answered 'No' to both a) and b), you can skip to **Question 8**

5. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes ☐ No ☐

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes ☐ No ☐

If you answered 'Yes' to either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, **and** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
  A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
  The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, AND any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

c) Do you wish to claim a self build exemption for a whole new home?

Yes ☐ No ☐

If you have answered 'Yes' to c), please note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
  A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
  The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

d) Do you wish to claim an exemption for a residential annex or extension?

Yes ☐ No ☐

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
  A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
  The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

6. Proposed New Gross Internal Area

a) Does the application involve new **residential development** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

Please note, conversion of a single dwelling house into two or more separate dwellings (without extending them) is **not** liable for CIL. If this is the sole purpose of your development proposal, you should answer 'No' to Question 4b above.

Yes ☐ No ☐

If yes, please complete the table in section 6c below, providing the requested information, including the gross internal area relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does the application involve new **non-residential development**?

Yes ☐ No ☐

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

Development type	(i) Existing gross internal area (square metres)	(ii) Gross internal area to be lost by change of use or demolition (square metres)	(iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv)Net additional gross internal area following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential				
Total non-residential				
Grand total				

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal area that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in section 7c.

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sqm) to be retained.	Proposed use of retained gross internal area.	Gross internal area (sqm) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
1					Yes ☐	No ☐	Date: or Still in use: ☐
2					Yes ☐	No ☐	Date: or Still in use: ☐
3					Yes ☐	No ☐	Date: or Still in use: ☐
4					Yes ☐	No ☐	Date: or Still in use: ☐
Total floorspace							

7. Existing Buildings (continued)

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings **which people do not usually go into or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period**?

Yes ☐ No ☐

If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sqm) to be retained	Proposed use of retained gross internal area	Gross internal area (sqm) to be demolished
1				
2				
3				
4				
Total of which people do not normally go into, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes ☐ No ☐

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

Use	Mezzanine gross internal area (sqm)

8. Declaration

I/we confirm that the details given are correct.

Name:

QUOD

Date (DD/MM/YYYY). Date cannot be pre-application:

19/01/2026

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

Application reference:

Our ref: Q251040
Your ref: PP-14566056
Email: Hannah.Cox@quod.com
Date: 19 January 2026

Dartford Planning Department
Civic Centre
Home Gardens
Dartford
Kent
DA1 1DR

For the attention of: Steve Bell

Dear Steve

FULL PLANNING APPLICATION FOR THE INSTALLATION OF A MOBILE BREAST SCREENING VAN TO BE USED FOR MEDICAL PURPOSES TO PROVIDE BREAST CANCER SCREENINGS

TRANSIT CENTRE AREA CAR PARK, BLUEWATER SHOPPING CENTRE

On behalf of Medway NHS Foundation Trust ("the Applicant"), please find enclosed a full planning application that seeks approval for the installation a mobile breast screening van to be used for medical purposes to provide breast cancer screenings for a temporary period at Bluewater Shopping Centre ("the Centre").

The full description of the Proposed Development is as follows:

> *"Installation of a mobile breast screening van to be used for medical purposes to provide breast cancer screenings for a period of 18 months."*

In support of this application, please find attached the following documents:

- Application form duly signed, dated and completed
- Community Infrastructure Levy (CIL) Form
- Application drawings (see Annex 1 for Drawing Schedule)
- This Covering Letter

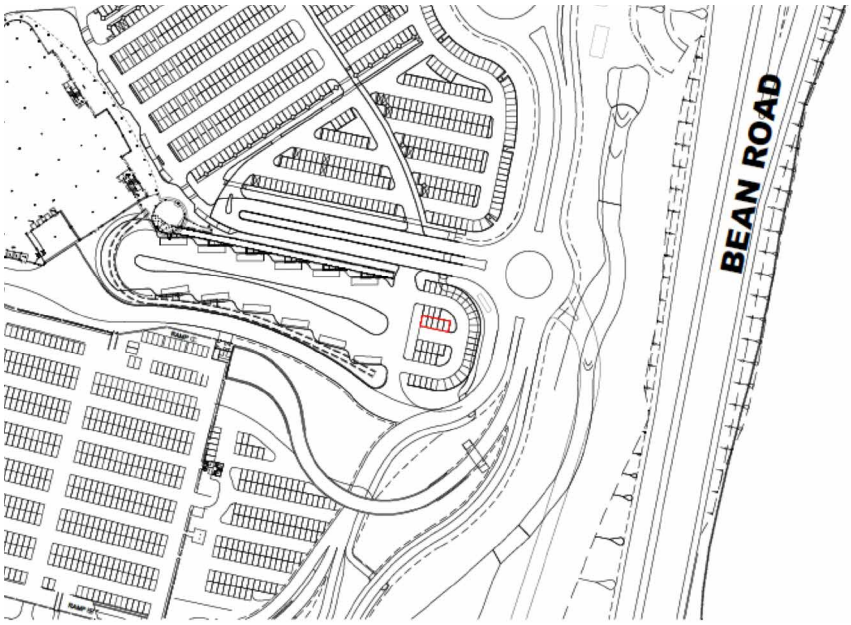
This planning application has been submitted via the Planning Portal (PP-14566056) and the requisite fee of £588 has been paid. This has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended).

Background to Site and Proposals

The application site ("the Site") is located within the Transit Centre area car park which is located within the southeastern part of Bluewater Shopping Centre near the bus terminal (see Figure 1 below). It has an area of 63.7 m^2 and is immediately bound by landscaping to the north and south, four car parking spaces to the east and the internal roads within the car park to the west. Vehicular access to the Site is provided via Bus Lane via Wintergarden Crescent and Bluewater Parkway.

The car park itself is one of the smaller car parks at the Centre which contains approximately 35 number of car parking spaces, arranged in a semi-circle fashion with surrounding landscaping. The proposals are situated on an area that includes a total of five car parking spaces, all of which will be temporarily lost to accommodate the proposals.

Figure 1: Site Location



Several temporary planning permissions have been granted outside the Centre including: the "Bluewater Beach" within the Aqua Car Park; the Christmas Grotto and Ice Rink within Service Yard 10; "Ballerz"; a temporary football dome within the Thames Path/Blue car park; and most recently, a two temporary mobile units to provide MRI and ultrasound scans. The latter three of these permissions were granted consent for a temporary period of five years.

This application seeks temporary consent for a mobile breast screening van to be used for medical purposes by the NHS to provide breast cancer screenings for a temporary period of 18 months.

Informal pre-application discussions have taken place with Dartford Borough Council where Steve Bell (Planning Officer) confirmed the acceptability and scope of the application. Further details relating to the proposal are described below.

The Proposed Development

This application hereby enclosed seeks approval for a mobile breast screening van to be used for medical purposes (Use Class E(e)) by the NHS to provide breast cancer screenings for a temporary period of 18 months. It seeks detailed planning permission for the following 'Proposed Development':

> *"Installation of a mobile breast screening van to be used for medical purposes to provide breast cancer screenings for a period of 18 months."*

The mobile van will be run by the NHS who have successfully operated on Site for temporary periods on Site for over ten years. The development, if approved, will allow the NHS to provide additional support to local hospitals and clinics and provide patients access to advanced diagnostic screening for breast cancer.

The Proposed Development comprises the installation of one mobile breast screening van that will measure 12m in length, 2.55m in width and 4.35m in height. Two platforms are proposed to provide stepped and lift access.

The van will include a kitchen area, reception and waiting area, changing cubicle and X-Ray room. It will be equipped with air conditioning, electric heating and smoke detectors.

Lighting will only be within the mobile unit and will be switched off when not in operation. No external lighting is proposed.

The van will be powered through a fixed electrical connection. No external generators are proposed.

Surface water will runoff into the existing drainage system. No changes are proposed to the existing drainage system.

Site set up will be undertaken by a third party who will also be responsible for the maintenance of the van over the temporary period.

The proposed operational hours are 8:30 to 16:40 Monday to Friday. Access will be via pre-booked appointments only. Up to a total of 60 patients are expected each day. Walk-ins will not be permitted. Up to three FTE staff will operate the mobile van.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the Development Plan for the Site comprises the Dartford Borough Local Plan to 2037 (adopted April 2024).

Regard has been had to national guidance contained within the National Planning Policy Framework (NPPF) December 2024) and the supporting National Planning Practice Guidance (PPG) (adopted March 2014, as amended).

The NPPF is underpinned by a presumption in favour of sustainable development through three overarching objectives. Paragraph 8(b) seeks to support strong, vibrant and healthy communities by ensuring accessible services that reflect current and future needs to support communities' health, social and cultural well-being.

Paragraph 10 states that "*so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development*". Paragraph 11 confirms that for decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 39 of the NPPF relates to decision-making and confirms that Local Planning authorities (LPAs) should approach decisions on proposed development in a positive and creative way. LPAs should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible. Paragraph 48 states that decisions on applications should be made as quickly as possible.

Paragraphs 124 and 125 of the NPPF requires planning policies and decision to promote an effective use of land. Planning decisions should encourage multiple benefits from urban and rural land, give significant weight to the value of using suitable brownfield field land and promote and support the development of under-utilised land (Paragraph 124).

At the local level, the Dartford Local Plan (2021) and policies map identifies Bluewater as a regional shopping centre and within a Biodiversity Opportunity Area.

Policy M21 relates to Bluewater. Part 1 states that the appropriate evolution of Bluewater, to maintain its economic contribution, quality and distinctiveness as a contemporary regional centre, will be supported. Part 2 states that development will be permitted where the original design integrity of the centre is maintained; and the parkland setting is maintained and enhanced as a recreational and biodiversity resource and as flood risk mitigation.

Policy S2 states that new health facilities will be delivered to ensure communities have good quality and sustainable access to day-to-day health facilities they need.

Policy M1 requires developments to be suitable in terms of its height, mass, form, scale, orientation, siting, access overlooking, overshadowing, articulation, detailing, roof form, and landscaping relative to neighbouring buildings and the wider locality.

Policy M15 requires developments to be appropriately located and make suitable provision to minimise and manage transport impacts which arise.

Policy M14 relates to biodiversity. It states that new developments should be designed and laid out in a way which is sympathetic to their landscape setting. Planning permission will not be granted uncles it can be demonstrated it does not adversely the biodiversity value.

Policy M4 requires all major developments to incorporate multi-functional Sustainable Drainage Systems (SuDS) to reduce surface water run-off. Whilst this application will comprise of a minor development, drainage has been considered in the design and is discussed below.

Policy M2 states that development must be designed and located to not result in unacceptable material impacts, individually or cumulatively, on neighbouring uses. Particular consideration must be given to the design of proposals in order to mitigate or remove impacts in areas and subjects of potential sensitivity in the built and natural environment.

Planning Assessment

Principle of Development

The proposal will provide key medical and healthcare facilities in a sustainable and accessible location. The development, if approved, will provide additional support to local hospitals and clinics with regard to breast cancer screening.

It will cater to a significant proportion of the Dartford district, as well as the surrounding districts. The proposals will therefore help reduce wait and relieve pressure on public health services. The proposed development will also create up to three FTE jobs, providing a minor economic benefit to the area. These are significant material considerations weighing in favour of the proposals.

Bluewater comprises the optimal location for the proposed development in contrast to a town centre location where the proposals would be visually prominent and close to a range of other uses (including residential properties). At Bluewater, views of the proposed development will be very limited within and outside the centre. Bluewater also benefits from good public transport accessibility and these sustainable modes of transport will be publicised to staff and visitors.

Bluewater is designated as regional shopping centre where appropriate evolution to maintain its economic contribution, quality and distinctiveness is supported. Numerous temporary consents have been granted at Bluewater, establishing the principle and acceptability of this temporary proposal.

The principle of the proposals was also positively received by Dartford Planning Officers.

As such, it is considered that the proposed development, comprising of a breast screening van would provide enhanced patient care and resource facilities, is acceptable in principle. The proposals are

consistent with the economic, social and environmental objectives of sustainable development as set out in the NPPF and they accord with Local Plan Policies S1 and M21.

Design and impact on the character of the area

The height, massing and form of the mobile units reflects the operational requirements of the proposed medical facilities. Views of the proposed development will be very limited within and outside the Bluewater and the proposals will not overlook or have any adverse impacts on neighbouring buildings.

The proposed development incorporates the principles of sustainable design and due to the temporary nature of the proposals being located in a shopping centre car park, it is considered acceptable in design terms.

The proposed development will therefore not detract from the integrity, character or architectural quality of the wider shopping centre nor the wider parkland setting and is therefore considered to be in accordance with Policy M21 and M1.

Transport considerations

As set out above, the proposals are expected to accommodate up to a maximum 60 visitors per day. Due to the time required for each scan, visitor flow will be naturally limited and spread throughout the day. As such, due to the capped number of daily appointments and the distributed nature of bookings, it is considered that the proposals will not have a material impact on local traffic levels nor result in a notable increase in vehicle movements during local peak hours.

A total of five car parking spaces will be lost to accommodate the proposals. 12,384 spaces are currently provided across six car parks surrounding the shopping centre. Taking account the spaces lost to provide the football dome (180 spaces) and the temporary MRI unit (12 spaces), the loss of an additional five spaces represents less than 2% of the total available car parking.

Traffic and parking surveys for all the car parks at the Centre were undertaken between 25 and 28 September 2025 (“neutral” period of the year) and 11 and 14 December 2025 (“busiest” time of the year). During the “neutral” period of the year time, the maximum parking demand was found to be 70% at available capacity[1]. As such, it is concluded that there will be no meaningful impact on the parking provision.

Other considerations

The proposed development is located in area at very low risk of flooding. The existing subterranean drainage that run underneath the Site will not be altered and existing gullies and drains will be utilised.

---

[1] Data for the “busiest” time of the year can be provided in early 2026, when available.

The proposed development will not increase flood risk on Site or elsewhere and is considered to accord with Planning Practice Guidance and Policy M4.

The Site is entirely covered by a concrete hardstanding car park, which is of no ecological value. No trees or vegetation will be lost or damaged as part of the proposals.

The proposed development has been sited to avoid any adverse impacts on the amenity of residential properties. The nearest residential properties are located approximately 165m to the east. Notwithstanding this, the nature of the proposals will not result in any adverse noise impacts. Accordingly, the proposed development will not cause noise disturbance to local residents and is fully consistent with Policy M1.

Conclusion

This application seeks approval for a mobile breast screening van to be used for medical purposes (Use Class E(e)) to provide breast cancer screenings for a temporary period of 18 months. The development, if approved, will provide local people access to advanced diagnostic screening, for breast cancer.

As demonstrated above, the proposed development is consistent with the Development Plan and national planning policy. The development utilises a brownfield site and will provide the local area with access to key medical facilities, promoting healthy communities. There are no other relevant material considerations, and it is therefore respectfully requested that planning permission is granted.

I trust that the enclosed application is acceptable, and I look forward to receiving confirmation of validation in due course. Please do not hesitate to contact me should you require any further information.

Yours sincerely

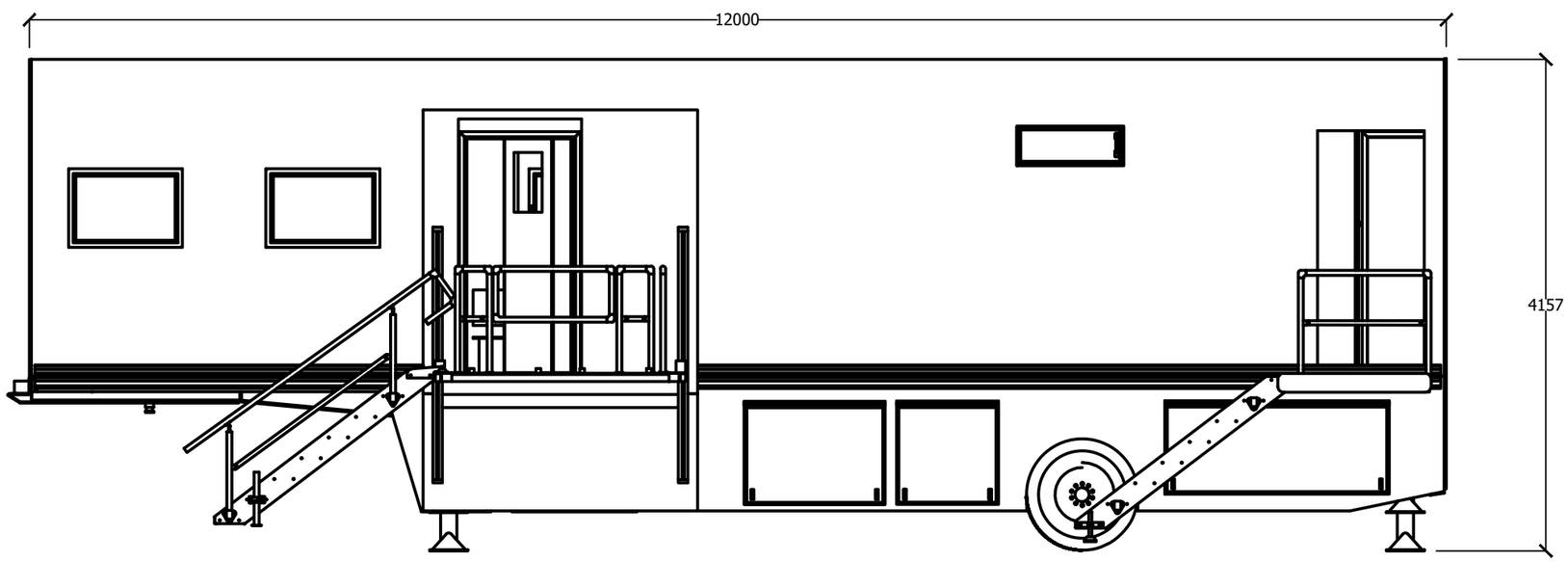
[redacted]

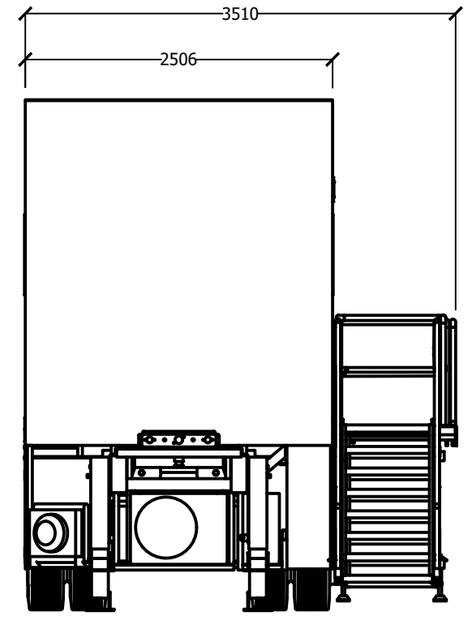
Hannah Cox
Associate

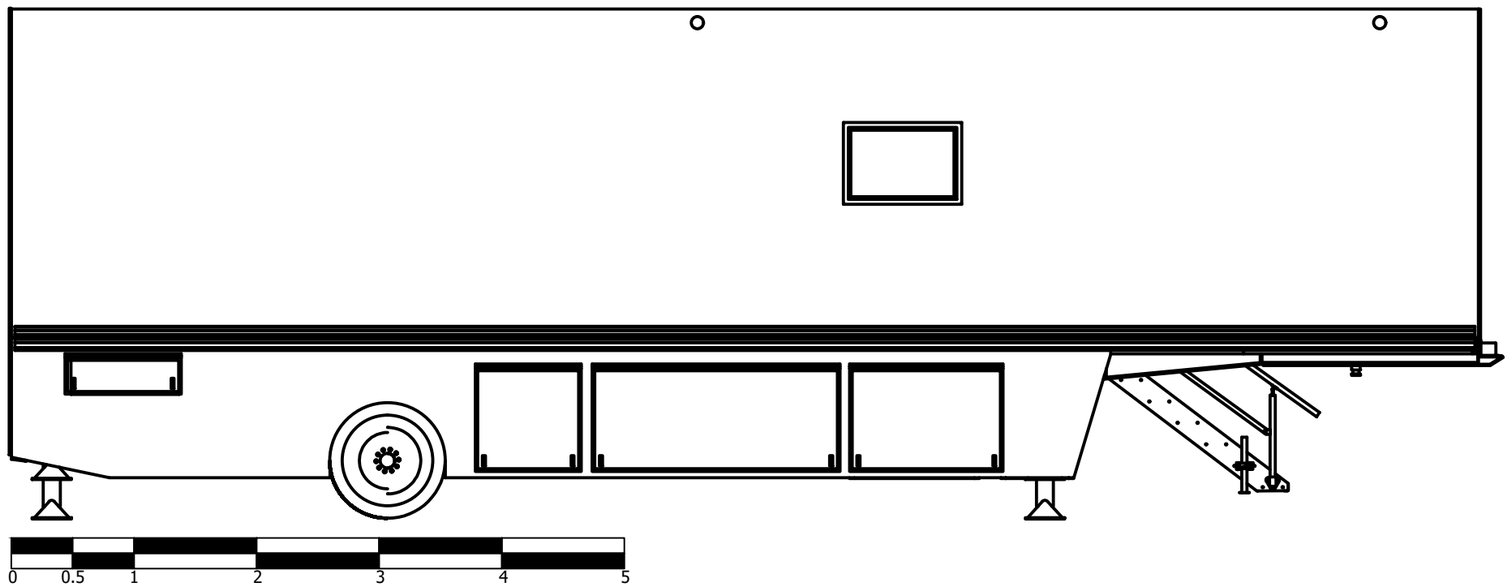
Annex 1: Drawing Schedule

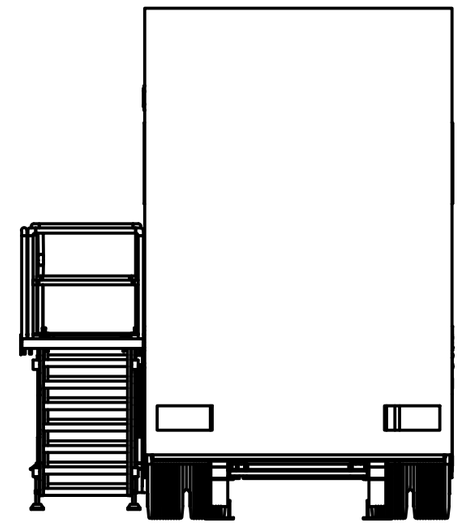
Drawing Title	Drawing Reference	Revision
Site Location Plan	4444-LR-OTCCP-NHSBS	0
Block Plan	4444-BP-OTCCP-NHSBS	0
Existing Site Plan	4444-DP-OTCCP-NHSBS	0
Proposed Elevations	9435-00	0

DRAWING No' 9435-00 | IF IN DOUBT ASK! | THIRD ANGLE PROJECTION | REMOVE BURRS AND SHARP EDGES









Lynton Trailers (UK) Ltd
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Graphite Way,
Hadfield, Glossop, SK13 1QH
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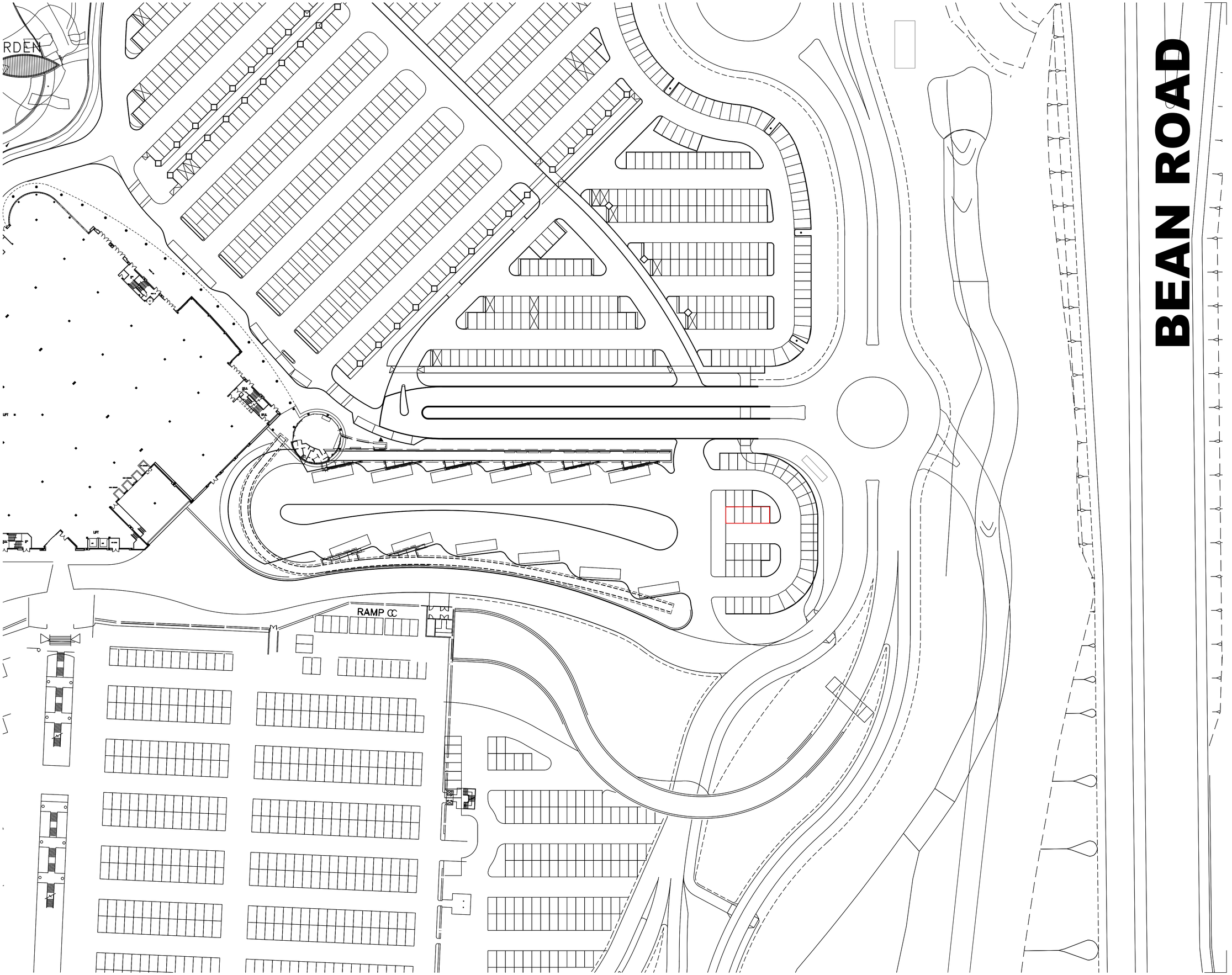
ALL DIMENSIONS IN mm
WELDING SYMBOLS TO BS499
ELECTRICAL SYMBOLS TO BS3939

CLIENT MEDWAY NHS

TITLE OVERVIEW

DRAWN -	DATE 14/01/2026
CHECKED -	APPD' -
SCALE -	
BATCH No' 9435	
DRG' No' 9435-00	ISSUE A



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Orientation

Location Plan

Notes

Key

Rev	Description	Date
-	-	-

Bluewater Management Suite
Upper Rose Gallery
Bluewater, Greenhithe
Kent DA9 9ST
+44 01322 623300

Client

Project
Bluewater

Drawing Title
Block Plan

Outer Transit Centre Car Park - NHS Screening location

Project No.	Drawing No.	Revision
4444	BP-OTCCP-NHSBS	0
Scale 1:500 @A1	Date 31.11.2025	Drawn by JHM

-

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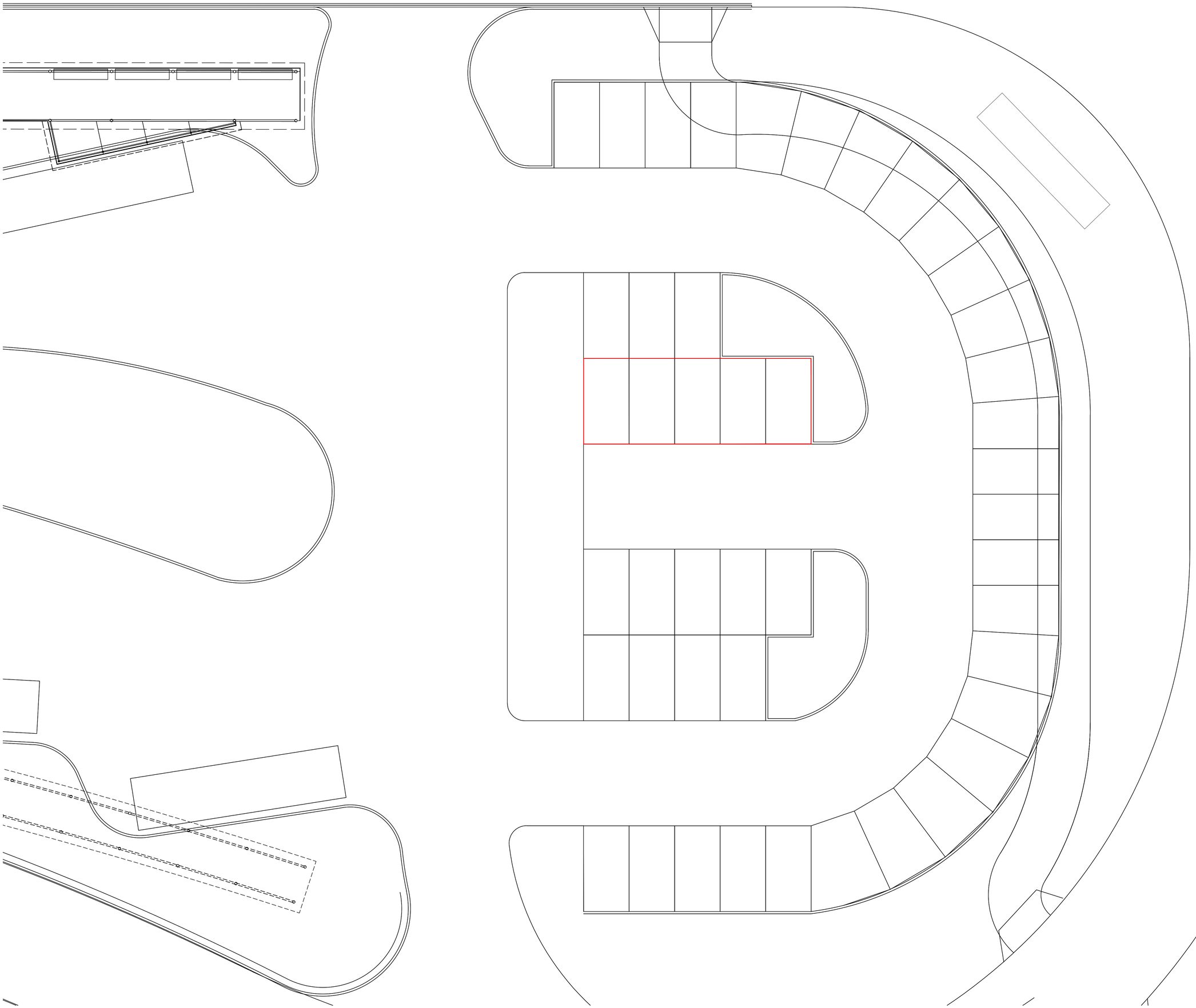
Orientation

Location Plan

Notes

Key



Rev	Description	Date
-	-	-

Bluewater Management Suite
Upper Rose Gallery
Bluewater, Greenhithe
Kent DA9 9ST
+44 01322 623300

Client

Project
Bluewater

Drawing Title
Existing Site Plan

Outer Transit Centre Car Park - NHS Screening location

Project No.	Drawing No.	Revision
4444	DP-OTCCP-NHSBS	0
Scale 1:100 @A1	Date 31.11.2025	Drawn by JHM

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Orientation

Location Plan

Notes

Key

SITE LOCATION PLAN

Scale 1:1250 (1:2500 IF PRINTED @ A3)

Rev	Description	Date
-	-	-

Bluewater Management Suite
Upper Rose Gallery
Bluewater, Greenhithe
Kent DA9 9ST
+44 01322 623300

Client

Project
Bluewater

Drawing Title
Site Location Plan

Outer Transit Centre Car Park - NHS Screening location

Project No.	Drawing No.	Revision
4444	-LR-OTCCP-NHSBS	0

Scale		Date	Drawn by
1:1250	@A1	31.10.2025	JHM

-